

**2006**  
**Adjusted Market Value**  
**for**  
**Boise School District**

An annual ratio study is conducted for the Boise school district and completed in March every year. The study compares assessed values to prices for arm's length, market value transactions of real property. The 2006 study is the most current and uses sales that occurred between October 1, 2005 and September 30, 2006 in comparison to 2006 assessments.

The actual ratio study consists of a statistical analysis of the ratios of assessed value to sale price. The studies are done for residential and commercial property categories with adequate samples as indicated in property tax rule 315. The purpose of this ratio study is to provide information to the Boise School District which uses the information to calculate its maximum allowable property tax budget for maintenance and operation purposes. For this purpose, Boise school district values are adjusted to market value for any category found to be assessed more than 5% higher or lower than 2006 market value.

2006 Adjusted Market Value for Boise School District			
	2006 ACTUAL MARKET VALUE	RATIO	2006 ADJUSTED MARKET VALUE
BOISE INDEPENDENT #1	15,288,756,666	0.8875	17,227,710,162

# SCHOOL DISTRICT SALES RATIO STUDY

VALUE OUTLIERS (MORE THAN 3 STDEV OF AVG SALE PRICE) Hi-lited -  
All detail lines are listed.

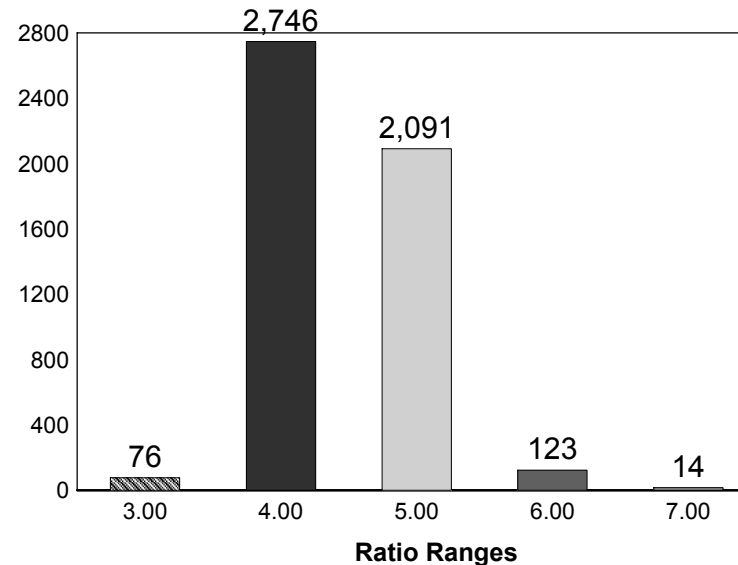
## School District # 1 -- BOISE INDEPENDENT #1

## RESIDENTIAL

### RATIO STUDY SUMMARY STATISTICS

Sample Size	5,050
Mean Value	200,255
Mean Sale Price	226,900
Std Dev Value	131,971
Std Dev Price	143,055
Mean Ratio	0.8892
Median Ratio	0.8823
Wtd Mean Ratio	0.8826
Geometric Mean Ratio	0.8787
Minimum	0.4040
Maximum	1.7469
COD	0.1151
Standard Deviation	0.1391
COV	0.1564
PRD	1.00

Sale Dates Used in Study: 10/1/2005 to 9/29/2006



### Ratio Ranges:

- 1 = 0 to 10%
- 2 = 10.01% to 30%
- 3 = 30.01% to 60%
- 4 = 60.01% to 90%
- 5 = 90.01% to 120%
- 6 = 120.01% to 150%
- 7 = 150.01% to 180%
- 8 = 180.01% to 210%
- 9 = 210.01% to 240%
- 10 = 240.01% to 270%
- 11 = 270.01% to 300%
- 12 = Over 300%

### Confidence Intervals @ 90% Level

	Lower		Upper
Mean	0.8860	to	0.8924
Median C.I. (Z-Score)	0.8788	to	0.8852
Wtd. Mean	0.8790	to	0.8861

ADJUSTMENT NEEDED

Report designed by Idaho State Tax Commission

# SCHOOL DISTRICT SALES RATIO STUDY

VALUE OUTLIERS (MORE THAN 4 STDEV OF AVG SALE PRICE) Hi-lited -  
All detail lines are listed.

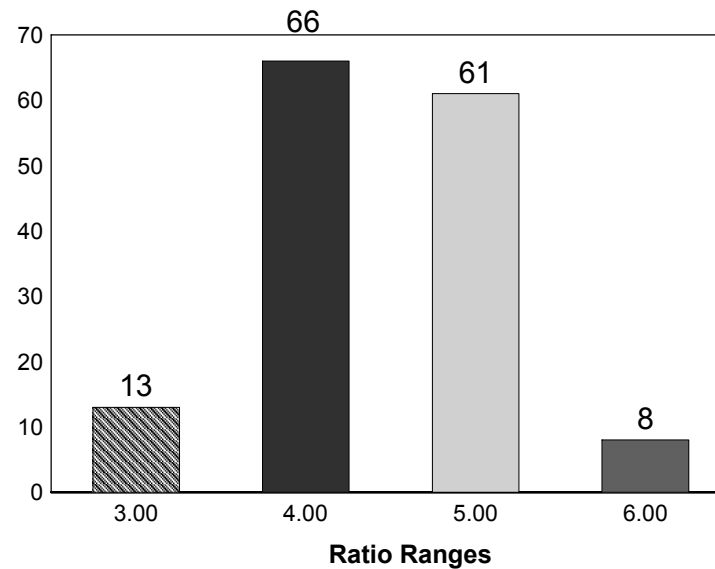
## School District # 1 -- BOISE INDEPENDENT #1

## COMMERCIAL

### RATIO STUDY SUMMARY STATISTICS

Sample Size	148
Mean Value	631,025
Mean Sale Price	732,442
Std Dev Value	775,196
Std Dev Price	922,953
Mean Ratio	0.8723
Median Ratio	0.8845
Wtd Mean Ratio	0.8615
Geometric Mean Ratio	0.8505
Minimum	0.4366
Maximum	1.4641
COD	0.1751
Standard Deviation	0.1966
COV	0.2254
PRD	1.01

Sale Dates Used in Study: 10/1/2005 to 9/28/2006



### Ratio Ranges:

- 1 = 0 to 10%
- 2 = 10.01% to 30%
- 3 = 30.01% to 60%
- 4 = 60.01% to 90%
- 5 = 90.01% to 120%
- 6 = 120.01% to 150%
- 7 = 150.01% to 180%
- 8 = 180.01% to 210%
- 9 = 210.01% to 240%
- 10 = 240.01% to 270%
- 11 = 270.01% to 300%
- 12 = Over 300%

### Confidence Intervals @ 90% Level

	Lower		Upper
Mean	0.8457	to	0.8989
Binomial C.I. on Median	0.8521	to	0.9173
Wtd. Mean	0.8117	to	0.9114

ADJUSTMENT NEEDED

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